

# CITY PLANNING COMMISSION

## MEETING AGENDA

TUESDAY, SEPTEMBER 24, 2019

1:30 P.M.

CITY COUNCIL CHAMBER

(CITY HALL 1E07)

### **PUBLIC HEARING:**

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 24, 2019 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.

#### **A. OLD BUSINESS:**

1. **ZONING DOCKET 076/19** – Request by City Council Motion No. M-19-235 for a zoning change from an S-RS Suburban Single-Family Residential District to a C-3 Heavy Commercial District, on Lot B-1 or Lot B-1 and C, which is or are located in part of Square 74 (but excludes Lots 1 through 4 and Lots 10 through 14), Square 75 (but excludes Lots 1 through 10), and in part of former Squares 76, 83, and 84, in the Fifth Municipal District, bounded in part by Donner Drive (unconstructed), L.B. Landry Avenue, and the Westbank Expressway Access Road. The municipal address is 2301 Hendee Street. The area to be rezoned includes the entirety of the property formerly known as the “Algiers Incinerator Site (Hendee Court)” and also as the “Hendee Court Brownfield Site”, except for the portion currently designated “Natural Areas” on the Future Land Use Map, which shall retain its current zoning. (PD 12) **(Deferred from the August 13, 2019 City Planning Commission meeting.) (AW)**
  
2. **ZONING DOCKET 077/19** – Request by City Council Motion No. M-19-236 for a zoning change from an OS-N Neighborhood Open Space District to an HU-RM1 Multi-Family Residential District, on Square 5, Part 9 or Lot A, in the Fifth Municipal District, bounded by General Meyer Avenue, Behrman Park, Pace Boulevard, and

Lawrence Street. The municipal address is 2621 General Meyer Avenue. The area to be rezoned includes the entirety of the property owned by the City of New Orleans, where the Touro-Shakespeare Home is located. (PD 12) **(Deferred from the August 13, 2019 City Planning Commission meeting.) (RJ)**

3. **ZONING DOCKET 085/19** – Request by G.H. Leidenheimer Baking Co. Ltd. for a conditional use to permit the expansion of an existing, non-conforming industrial use (industrial bakery) in an MU-1 Medium Intensity Mixed-Use District, an HU-RM1 Historic Urban Multi-Family Residential District, and an EC Enhancement Corridor Design Overlay District pursuant to Article 25, Section 25.3.G.2 of the Comprehensive Zoning Ordinance, on Square 321, Lots L-1, 2, 11 or 3, 10-A, 14 or 20, and 18 or 16 or Pt. 16, in the First Municipal District, bounded by Simon Bolivar Avenue, Martin Luther King, Jr. Boulevard, Terpsichore Street, and South Liberty Street. The municipal addresses 1501-1527 Simon Bolivar Avenue, 2200-2236 Martin Luther King, Jr. Boulevard, and 1518-1528 South Liberty Street. (PD 2) **(Deferred from the August 13, 2019 City Planning Commission meeting.) (BP)**

**B. NEW BUSINESS:**

4. **ZONING DOCKET 101/19** – Request by S&S Developments, LLC for a conditional use to permit an established multi-family dwelling in an HU-RD2 Historic Urban Two-Family Residential District, on Square 630, Lot 8, in the Sixth Municipal District, bounded by Delachaise Street, South Robertson Street, Magnolia Street, and Louisiana Avenue. The municipal address is 2627 Delachaise Street. (PD 2) **(RB)**
5. **ZONING DOCKET 102/19** – Request by City Council Motion No. M-19-307 to rescind Ordinance No. 16,005 MCS (Zoning Docket 041/93, which established under the former Comprehensive Zoning Ordinance a conditional use to permit an amusement place in a CBD-3 Central Business District), on Square 300, Lots 1, 2, 3, 4, 5, 6, and 88, in the First Municipal District, bounded by Canal Street, Elk Place, South Rampart Street, and Tulane Avenue. The municipal address is 1108 Canal Street. (PD 1A) **(SS/AW)**
6. **SUBDIVISION DOCKET 102/19** - Request by 3200 Chartres Street Investment Group LLC and David Fennelly to re-subdivide Square 23, Lots 1 and 2 into Lots 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 2-A, 2-B, 2-C and a private road, in the Third Municipal District, bounded by Piety St, Public Belt Railroad, Louisa St, and Chartres St. The municipal address is 3200-3210 Chartres Street (PD 7) **(TM)**
7. **SUBDIVISION DOCKET 103/19** - Request by Private Connection Property, Inc. to re-subdivide two undesignated lots into Lots A1 and A2, Square 645, First Municipal District, bounded by South Lopez Street, Euphrosine Street, South Salcedo Street, and Calliope Street. The municipal addresses are 4307-4309 Calliope Street. (PD 4) **(HD)**
8. **SUBDIVISION DOCKET 105/19** - Request by Ruth Sladovich to re-subdivide Lot 24-B into Lots 24-B-1 and 24-B-2, Square 291, Sixth Municipal District, bounded by

Cadiz Street, Coliseum Street, Chestnut Street, and Jena Street. The municipal addresses are 1127-31 and 1135 Cadiz Street. (PD 3) (AW)

**9. SUBDIVISION DOCKET 106/19** - Request by Courtney Castleman to re-subdivide Lot F-1 into Lots F-1A and F-1B, Square 1195, Third Municipal District, bounded by North Tonti Street, Onzaga Street, Lapeyrouse Street, and North Rocheblave Street. The municipal address is 1637 North Tonti Street. (PD 3) (SS)

**10. PROPERTY DISPOSITION 005/19** - Consideration of the disposition of immovable property consisting of:

- (1) Any right and/or ownership the City may have or claim to have in the Race Street right-of-way between Tchoupitoulas Street and the floodwall in the First Municipal District.
- (2) Any right and/or ownership the City may have or claim to have in the South Peters Street right-of-way between Orange Street and Race Street in the First Municipal District. (PD 2) (PC)

**11. 2020-2024 CAPITAL IMPROVEMENT PLAN (CIP) – DRAFT** – To consider the draft plan for recommended capital expenditures for the five-year period from 2020 through 2024. (LWM/AN)

## **OTHER MATTERS:**

- A. Adoption of the minutes of the August 27, 2019 meeting.
- C. Committee reports.
- D. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk